Box 36

THIS INSTRUMENT PREPARED BY:
David B. Higbee
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

WARRANTY DEED

BOOK 8009 PAGE 280

MAP, PARCEL NUMBER (S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Pt.103-12-0-191.00	Mr/Mrs Douglas A. Brace	New Owner 130 North Wilson Blvd. Nashville, TN 37205
FIELD BOOK NUMBER (S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, A545 12/20 0101 03B-HEDK 210.00

DAVID A. GOLDBERG and wife, ROSEMARY E. GOLDBERG

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS A. BRACE and wife, LISA C. BRACE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, _____ State of Tennessee, described as follows:

Being a parcel or tract of land lying in the First Civil District, Davidson County, Tennessee and being designated as Lot No. 1 on the Resubdivision of Lot No. 20, Cherokee Park, as of record in Plat Book 6200, page 912, described as follows:

BEGINNING at an iron pin located on the northwesterly right of way of Valley Road and being the common corner of Lot No. 19 on the Plan of Cherokee Park, as of record in Plat Book 547, pages 169 and 170, and the southwesterly corner of the herein described lot; thence with the common line of said Lots north 17°40'20" west, 124.87 feet to an iron pin and being the northwesterly corner of the herein described lot and being a common corner to Lot No. 2 on the aforementioned resubdivision of Lot No. 20; thence with the common line of said Lots, south 86° 58'00'east, 116.34 feet to an iron pin lying in the westerly right of way of Wilson Boulevard and being the common corner of the aforesaid Lot No. 2 and the northeasterly corner of the herein described lot; thence continuing with the westerly right of way of said Wilson Boulevard, south 3°02'00" west, 59.36 feet to a concrete monument and the point of return of Wilson Boulevard and Valley Road; thence with a curve to the right with a delta of 67°12'57", a radius of 40.00 feet and an arc length of 46.93 feet to an iron pin lying in the northwesterly right of way of Valley Road; thence continuing with said right of way south 69°55'36" west, 52.07 feet to the point of beginning.

Being part of the property conveyed to David A. Goldberg and wife, Rosemary E. Goldberg, by deed from Sovran Bank/Central South, Trustee under Will of Frank C. Allison, deceased as of record in Book 7799, page 36.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of December, 19 89

David A. Goldberg

Rosemary E. Goldberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8009 PAGE 281

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Rosemary E. Goldberg

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18th day of December, 1989.

My commission expires: 7-13-91

Donna K. Mitchell
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

David A. Goldberg

the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this the 18th day of December, 1989.

My commission expires: 7-13-91

Donna K. Mitchell
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $61,719.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December 1989 MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
DAVID A. GOLDBERG AND WIFE,
ROSEMARY E. GOLDBERG

TO
DOUGLAS A. BRACE AND WIFE,
LISA C. BRACE

90888

IDENTIFICATION REFERENCE

DEC 20 2 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared

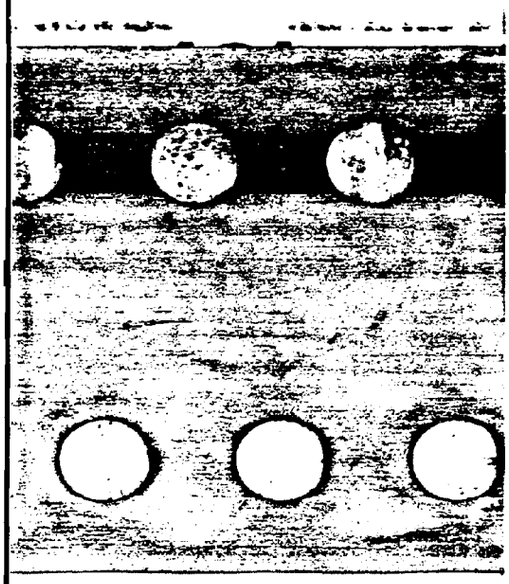
_____ and _____,

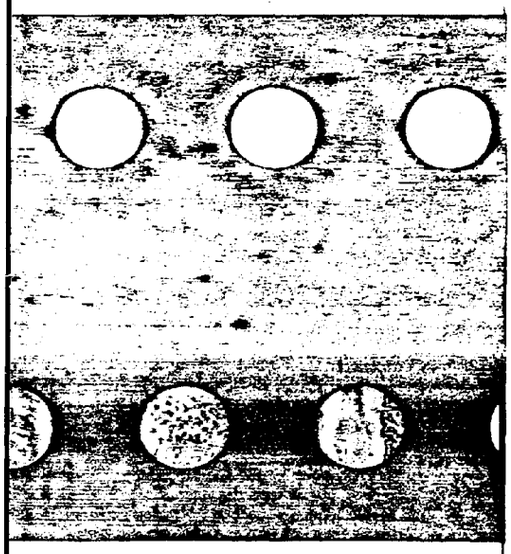
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

_____
Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8009 PAGE 282

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	61719.20
CON TX	203.61
PRFEE	1.00
WDEED	6.00
TOTAL	210.61
CHECK	210.61

12/20/89 01 14:31 0001 4645

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90888.

IDENTIFICATION REFERENCE

DEC 20 2 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277784